



Telluride Mountain
Title Company

1186341 - R8 SDMS

Telluride
335 W. Colorado Avenue
P.O. Box 1440
Telluride, CO 81435

Mountain Village
646 Mtn. Village Blvd.
Suite #100
Telluride, CO 81435

1-800-350-3025
303-728-3025
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May 11, 1995

Federal Express
(903) 677-1679

WAYNE E. WEBSTER
RICO DEVELOPMENT CORPORATION
#7 IMPALA SOUTH
ATHENS, TX 75751

RE: RICO PROPERTY DEEDS

Dear Mr. Webster:

Enclosed, please find document(s) for your review and signature regarding Dolores County closings.

Please execute, have notarized and return ONE of the Warranty Deeds in the pre-paid and addressed Federal Express envelope provided to you earlier.

Mr. Theile could not remember if you wanted to include the property at the East End of Mantz Avenue or not. So he decided to send two Deeds to you for your convenience. One has the property attached the other does not.

If you have any questions, or should need further assistance, please do not hesitate to give me a call.

Sincerely,

Robin M. Tucker
Assistant Vice-President

/rmt/webster

Enclosures

cc: TMT Rico File

WARRANTY DEED

THIS DEED, Made this _____ day of _____, 1995, between
RICO DEVELOPMENT CORPORATION, A COLORADO
CORPORATION

a corporation duly organized and existing under and by virtue of the laws of the State
of COLORADO, grantor, and

RICO PROPERTIES LIMITED LIABILITY COMPANY, A
COLORADO LIMITED LIABILITY COMPANY

whose legal address is P.O. BOX 220

RICO, CO 81332

of the County of DOLORES and State of COLORADO, grantee:

WITNESSETH, That the grantor for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATIONS DOLLARS, the receipt and sufficiency of which is
hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm,
unto the grantee, his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the
County of DOLORES and State of Colorado described as follows:

THAT PROPERTY DESCRIBED ON EXHIBIT WD-WEB-1, ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

HOLD

SEE LETTER

as known by street and number as: TRACTS IN RICO

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion
and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand what-
soever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and
assigns forever. And the grantor, for itself, and its successors, does covenant, grant, bargain, and agree to and with the grantee, his heirs
and assigns, that at the time of the sealing and delivery of these presents, he is well seized of the premises above conveyed, has good,
sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to
grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other
grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except
THOSE OF RECORD

The grantor shall and will WARRANTY AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession
of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular
number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, The grantor has caused its corporate name to be hereunto subscribed by its
President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above
written.

Attest: RICO DEVELOPMENT CORPORATION, A
COLORADO CORPORATION

By _____
WAYNE E. WEBSTER, PRESIDENT

State of _____)
County of _____) ss.
County of _____)

The foregoing instrument was acknowledged before me this _____ day of MARCH, 1995,
by WAYNE E. WEBSTER AS PRESIDENT OF RICO DEVELOPMENT CORPORATION, A COLORADO
CORPORATION

My commission expires _____ . Witness my hand and official seal.

Notary Public

EXHIBIT WD-WEB-1

Lots 21, 22, 23, 24, 25, 28, 29 and 30, Block 20, Town of Rico, according to the plat recorded in the office of the Clerk and Recorder,

AND

Lots 21 through 30, inclusive, Block 24, Town of Rico, according to the plat recorded in the office of the Clerk and Recorder, also known as the Van Winkler Lots,

AND

THE FOLLOWING NAMED PATENTED LODE, PLACER AND MILLSITE MINING CLAIMS LOCATED IN THE RICO MINING DISTRICT (ALSO KNOWN AS THE PIONEER MINING DISTRICT), DOLORES COUNTY, STATE OF COLORADO, THE UNITED STATES MINERAL SURVEY NUMBERS OF WHICH ARE, AND THE PATENT OF WHICH IS FILED IN THE REAL PROPERTY RECORDS OF THE CLERK AND RECORDER OF DOLORES COUNTY, COLORADO, AS FOLLOWS:

CLAIM NAME	MINERAL SURVEY NO.
Catskill Lode	21923
Santa Cruz	25864

County of Dolores,
State of Colorado.

RDC3/37